

# Page 1: DRC Site Plan - Applicant Information Sheet

**INSTRUCTIONS:** The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

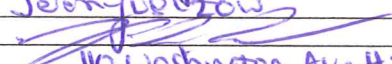
**NOTE:** To be filled out by Department

Case Number	
Date of complete submittal	

**NOTE:** For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name	FLI Land Holdings LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	20801 Biscayne Blvd, Suite 201, Aventura FL 33180
E-mail Address	jeremybedzow@gmail.com
Phone Number	954.294.3648
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input type="checkbox"/> Tax Record

**NOTE:** If AGENT is to represent OWNER, notarized letter of consent is required

Applicant / Agent's Name	Jeremy Bedzow
Applicant / Agent's Signature	
Address, City, State, Zip	110 Washington Ave #2322 Miami Beach 33139
E-mail Address	jeremybedzow@gmail.com
Letter of Consent Submitted	YES

Development / Project Name	Sistrunk Townhouses
Development / Project Address	Existing: 103 NE 6th St FL 33304 New:
Legal Description	
Tax ID Folio Numbers (For all parcels in development)	494.234.075.931 434.234.075.950 494.234.075.960 434.234.075.940
Request / Description of Project	
Total Estimated Cost of Project	\$ 4,500,000 (Including land costs)

Current Land Use Designation	DRAC
Proposed Land Use Designation	DRAC
Current Zoning Designation	TRAC-UV
Proposed Zoning Designation	RAC-UV
Current Use of Property	VACANT LOT
Number of Residential Units	18
Non-Residential SF (and Type)	-
Total Bldg. SF (include structured parking)	17,443
Site Adjacent to Waterway	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Dimensional Requirements	Required	Proposed
Lot Size (SF / Acreage)	7,500 SF MIN (0.2000/du)	30,410.5 SF (0.6981 AC)
Lot Density	NONE	
Lot Width	50' MIN	270.26'
Building Height (Feet / Levels)	35'	32'-8" (39'-8" MAX) / 3 LEVELS
Structure Length	8 UNITS MAX	124'-8" (6 DU) / 66'-11" (3 DU)
Floor Area Ratio		0.5736
Lot Coverage	90% MAX	13,638 SF (44.8%)
Open Space	200 SF/UNIT	14,522 SF
Landscape Area	50% OPEN SPACE (100 SF/du)	4,522 SF
Parking Spaces	1.2 DU	2 DU + 10 STREET PARKING

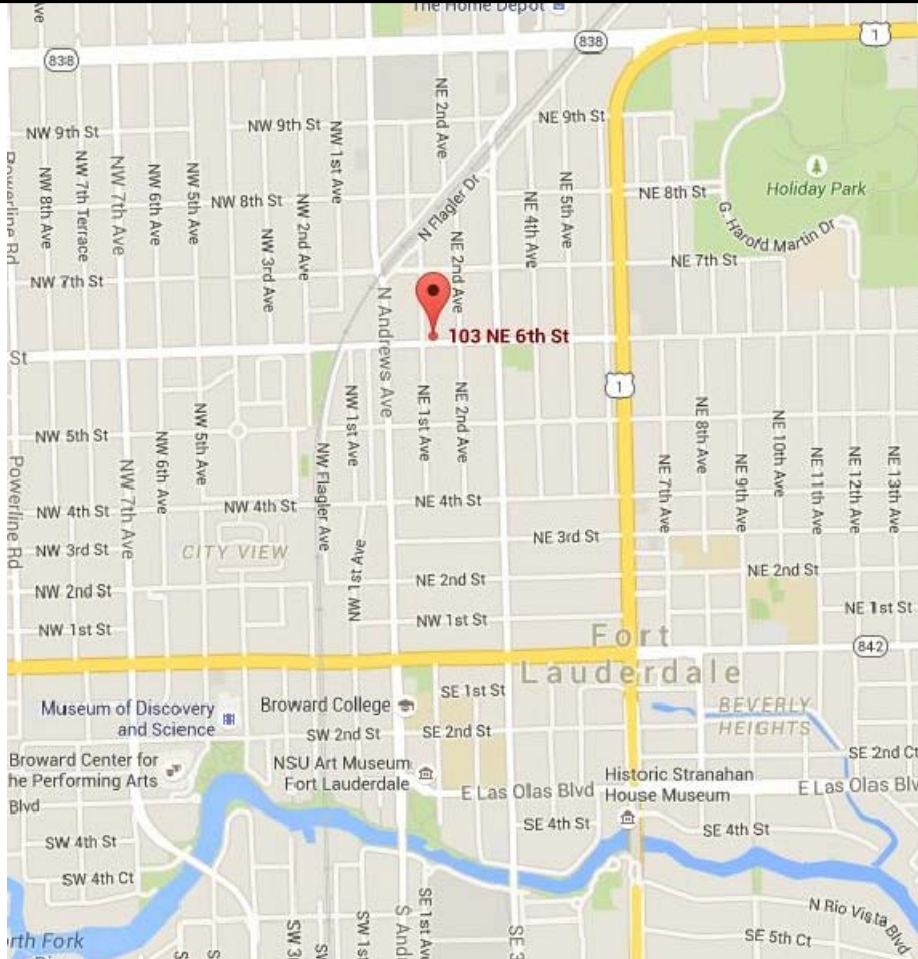
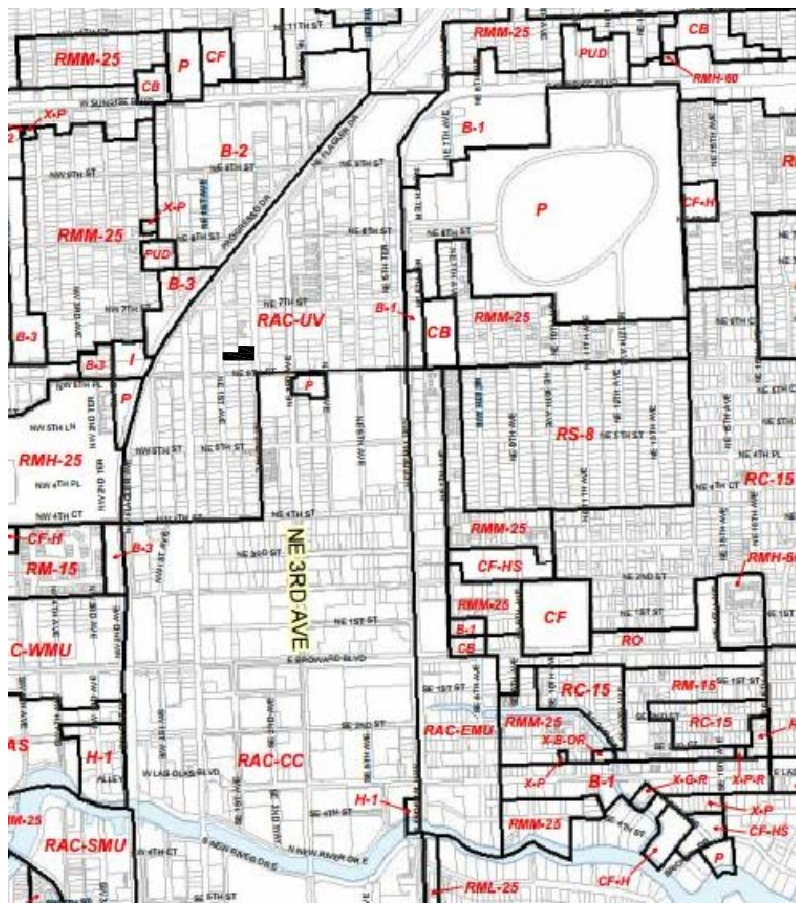

Setbacks (indicate direction N,S,E,W)	Required	Proposed
Front [ ]		
Side [ ]		
Side [N]	10'	10'
Rear [W]	20'	24'

FRONT (S)  
(W)  
(E)

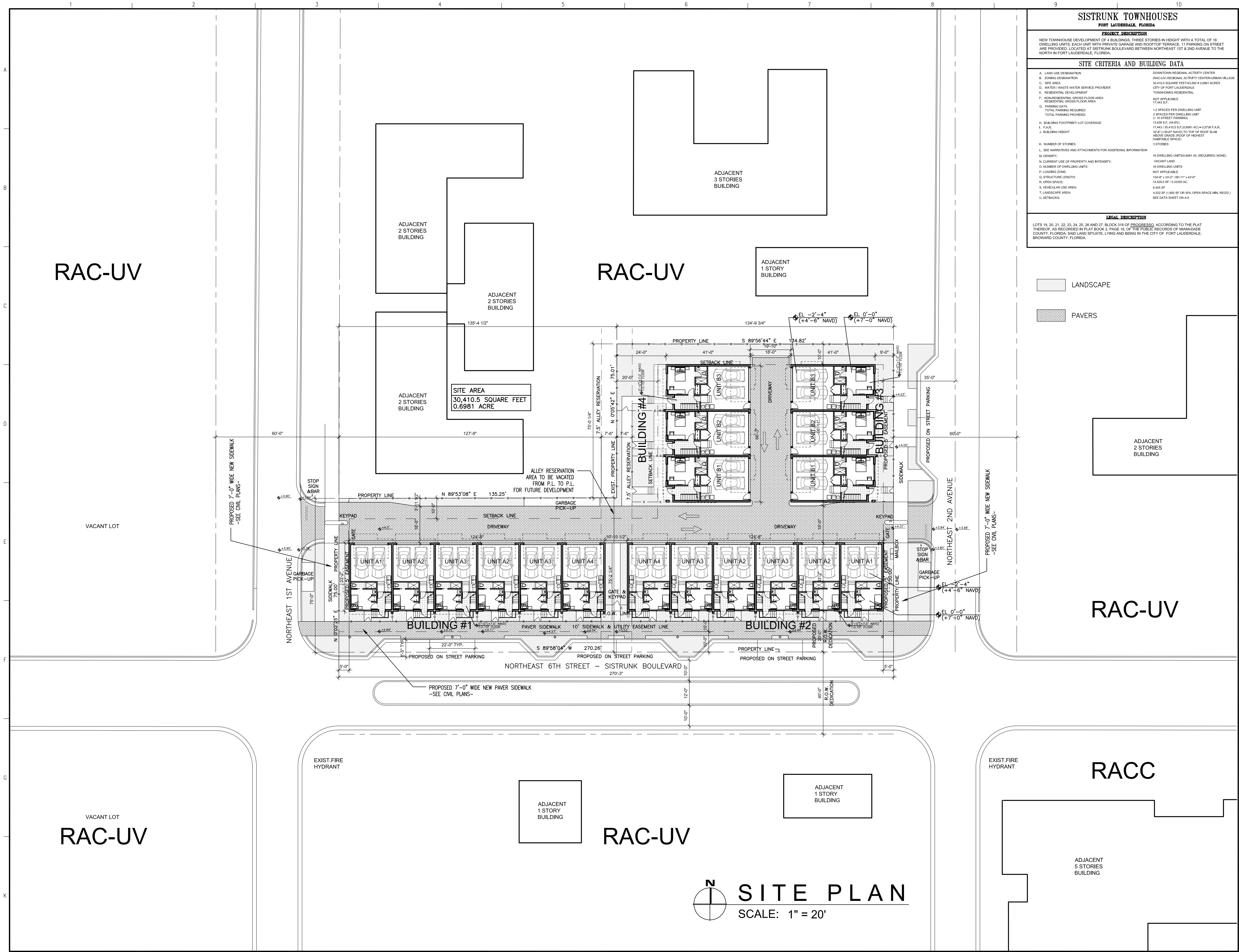
0'  
0'  
0'

0' (20' PROPOSED ROW DEDICATION)  
5'  
9'



<div>PROJECT DESIGN TEAM</div> <div><div><div>ARCHITECTS</div><div>ADACHE GROUP ARCHITECTS, INC. 550 SOUTH FEDERAL HIGHWAY FT. LAUDERDALE, FLORIDA 33301 PH:(954) 525-8133 FAX:(954) 728-8159 E-MAIL: info@adache.com</div></div><div><div>OWNER/DEVELOPER</div><div>FLL LAND HOLDINGS LLC 20801 BISCAYNE BLVD., STE #501 AVENTURA, FLORIDA 33180</div></div></div> <div><div><div>LANDSCAPE ARCHITECTS</div><div>WITKIN HULTS DESIGN 307 S. 21ST AVENUE HOLLYWOOD, FL 33020 PH:(954) 923-9681 FAX:(954) 923-9689 E-MAIL: andy@witkindesign.com</div></div><div><div>CIVIL ENGINEER</div><div>DCES DIVERSIFIED CONSTRUCTION AND ENGINEERING SERVICES 2295 NW CORPORATE BVD, SUITE 125 BOCA RATON, FLORIDA 33431 PH:(561) 750-3717 FAX:(561) 750-3686 E-MAIL: howard@dcesgroup.com</div></div></div> <div><div><div>MFP ENGINEER</div><div>FAE CONSULTING 700 W. HILLSBORO BLVD, Bldg #1, Ste #204 DEERFIELD BEACH, FL 33441 PH:(561) 391-9292 FAX:(561) 391-9898 E-MAIL: kschaffner@FAEConsulting.com</div></div><div><div>LAND SURVEYOR</div><div>HARLEY GREENE 18208 NORTHEAST 25TH AVE, UNIT 301 AVENTURA, FLORIDA 33180 PH:(954) 522-0193 E-MAIL: harleygreene@comcast.net</div></div></div> <td colspan="2"><div>SISTRUNK TOWNHOUSES FORT LAUDERDALE, FLORIDA</div><div>103 NORTHEAST 6TH STREET FORT LAUDERDALE, FLORIDA 33304 DEVELOPMENT REVIEW COMMITTEE</div><div><div>adache group architects</div><div>550 South Federal Highway Fort Lauderdale, Florida 33301 t: 954.525.8133 f: 954.728.8159 www.adache.com Florida License: AA 0000579</div></div></td>		<div>SISTRUNK TOWNHOUSES FORT LAUDERDALE, FLORIDA</div> <div>103 NORTHEAST 6TH STREET FORT LAUDERDALE, FLORIDA 33304 DEVELOPMENT REVIEW COMMITTEE</div> <div><div>adache group architects</div><div>550 South Federal Highway Fort Lauderdale, Florida 33301 t: 954.525.8133 f: 954.728.8159 www.adache.com Florida License: AA 0000579</div></div>																																														
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SISTRUNK TOWNHOUSES PORT LAUDERDALE, FLORIDA	
PROJECT DESCRIPTION	
NEW TOWNHOUSE DEVELOPMENT OF 4 BUILDINGS, THREE STORIES IN HEIGHT WITH A TOTAL OF 18 DWELLING UNITS. EACH UNIT WITH PRIVATE GARAGE AND ROOFTOP TERRACE. 11 PARKING ON STREET ARE PROVIDED. LOCATED AT SISTRUNK BOULEVARD BETWEEN NORTHEAST 1ST & 2ND AVENUE TO THE NORTH IN PORT LAUDERDALE, FLORIDA.	
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LOTS 19, 20, 21, 22, 23, 24, 25, 26 AND 27, BLOCK 318 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SHAD LAND SITUATE LYING AND BEING IN THE CITY OF PORT LAUDERDALE, BROWARD COUNTY, FLORIDA.	

- LANDSCAPE
- PAVERS

adache  
group architects

PROJECT DESIGN TEAM:  
**ARCHITECTS**  
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**OWNER:** FLL RAZ HOLDINGS LLC  
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AVENTURA, FL 33180  
**PROJECT:** SISTRUNK TOWNHOUSES  
103 NORTHEAST 6TH STREET  
FORT LAUDERDALE, FLORIDA 33304  
**ISSUED FOR:** DRT / DRC  
**DATE:** 07-17-15  
**REVISIONS:**

No.	DATE	REMARKS

**SEAL:**

ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND ARE THE PROPERTY OF ADACHE GROUP ARCHITECTS AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THESE IDEAS, PLANS, ARRANGEMENTS, AND SPECIFICATIONS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, CORPORATION OR FIRM FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ADACHE GROUP ARCHITECTS. VISUAL CONTACT WITH THESE PLANS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.  
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**SHEET TITLE:** SITE PLAN  
**DATE:** 07/17/15  
**SCALE:** 1"=20'-0"  
**DRAWN BY:** S.S.  
**CHECKED BY:** S.W.  
**JOB NO.:** JOBNUM  
**SHEET NO.:**

A-7

K:\Flagler Village - Townhomes\A-Architecture\05-DRC\Plat Sheets\A-7 Site Plan.dwg 7/17/2015 1:46 PM



PROJECT DESIGN TEAM:

**ARCHITECTS**  
ADACHE GROUP ARCHITECTS  
550 SOUTH FEDERAL HIGHWAY FT.  
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E-MAIL: info@whd-usa.com

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AND ENGINEERING SERVICES  
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**M.E.P. ENGINEER**  
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E-MAIL: harleygreene@comcast.net

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AVENTURA, FL 33180

**PROJECT:** SISTRUNK TOWNHOUSES  
103 NORTHEAST 6TH STREET  
FORT LAUDERDALE, FLORIDA 33304

**ISSUED FOR:** DRT / DRC

**DATE:** 07-17-15

REVISIONS:

No.	DATE	REMARKS
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SEAL:

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FLORIDA LICENSE # AR0007073

**SHEET TITLE:**  
ELEVATIONS  
BUILDINGS 1 & 2

**DATE:** 07/17/15

**SCALE:** 1/8" = 1'-0"

**DRAWN BY:** S.S.

**CHECKED BY:** S.W.

**JOB NO.:** JOBNUM

**SHEET NO.:**

A-12



1 EAST ELEVATION BLDG #1(# 2 SIM.)  
A-12 SCALE: 1/8" = 1'-0"

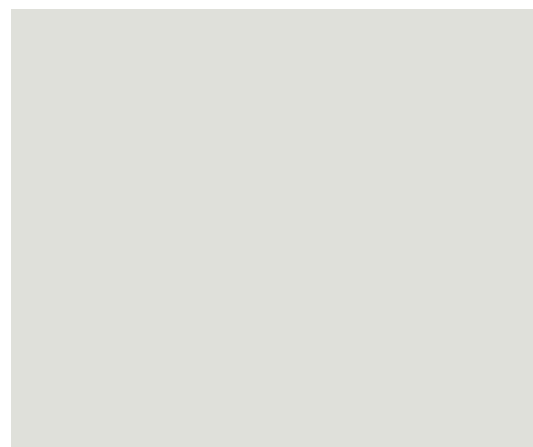
2 NORTH ELEVATION BLDG #1(# 2 SIM.)  
A-12 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION BLDG #1(BLDG 2 SIM.)  
A-12 SCALE: 1/8" = 1'-0"

4 SOUTH ELEVATION BLDG #1(# 2 SIM.)  
A-12 SCALE: 1/8" = 1'-0"

COLOR SAMPLES



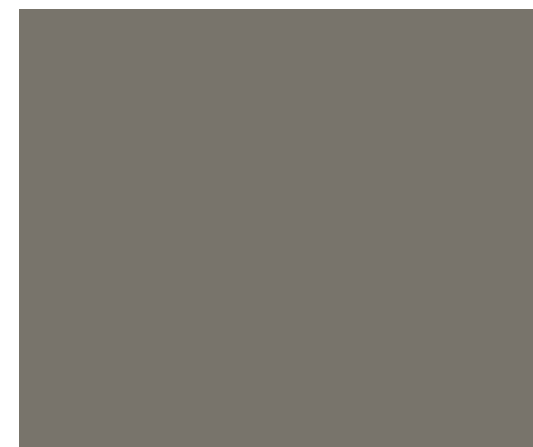
SW6000 SNOWFALL



SW6608 RAVE RED



SW7017 DORIAN GRAY



SW7019 GAUNTLET GRAY



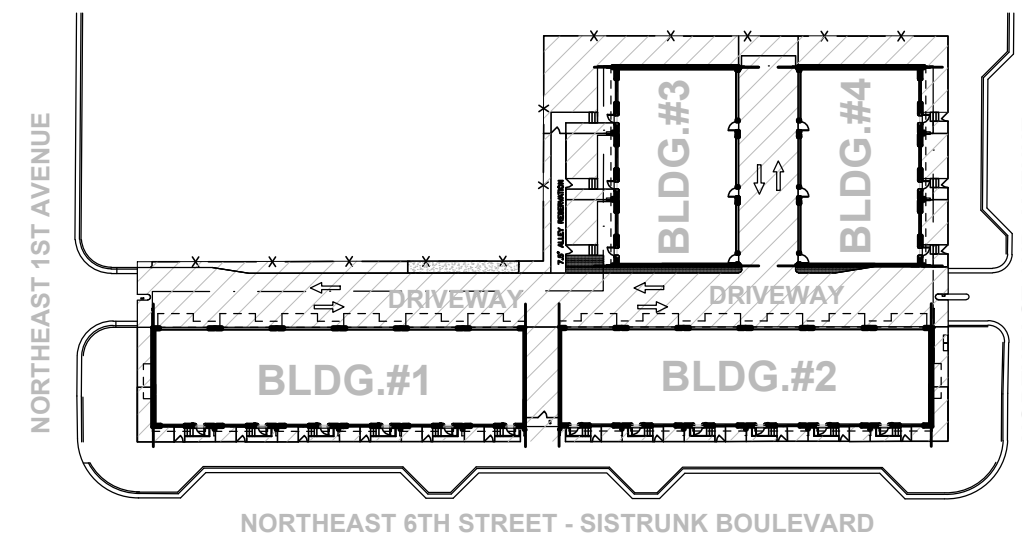
SW7525 TREE BRANCH

**GENERAL NOTES:**  
\*\*BUILDING #2 IS A MIRROR  
IMAGE OF BUILDING #1\*\*

ELEVATION KEY NOTES:

MATERIALS AS INDICATED ON BUILDING ELEVATIONS ARE TYPICAL OF EACH UNIT UNLESS NOTED OTHERWISE.

- 1 SCORED STUCCO FINISH TO SIMULATE 6" WOOD SLIDING, COLOR: BROWN TREE BRANCH, SW7525
- 2 SCORED STUCCO (SMOOTH), COLOR: DORIAN GRAY SW7017
- 3 SMOOTH STUCCO, COLOR: DORIAN GRAY SW7017
- 4 ALUMINUM HORIZONTAL CABLE RAILINGS, POWDER COATED FINISH, COLOR GAUNTLET GRAY SW7019
- 5 ALUMINUM WINDOWS AND DOORS FRAME, COLOR GAUNTLET GRAY SW7019
- 6 GRAY TINTED GLASS
- 7 ANODIZED WINDOW / DOOR TRIM COLOR RAVE RED SW6608



5 KEYPLAN  
A-12 SCALE: N.T.S.



**CITY OF FORT LAUDERDALE**

## **DEVELOPMENT REVIEW COMMITTEE (DRC) COMMENT REPORT**

**Meeting Date:** September 8, 2015

**Project Name:** FLL Land Holdings, LLC / Sistrunk Townhouses

**Case Number:** R15040

**Request:** Site Plan Level II Review: 24 Townhouse Units

**Location:** 103 NE 6<sup>th</sup> Street

**Zoning:** Regional Activity Center – Urban Village (RAC-UV)

**Land Use:** Downtown Regional Activity Center

**Project Planner:** Randall Robinson

**Case Number: R15040**

**CASE COMMENTS:**

NONE – Signature NOT required.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

1. The Florida Building Code shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings or structures.
2. The City of Fort Lauderdale is a participating municipality in the National Flood Insurance Program (NFIP). The requirements specific to the City of Fort Lauderdale can be found in **Chapter 14 - FLOODPLAIN MANAGEMENT of the Code of Ordinances** and accessed at;
  - a. [https://www.municode.com/library/fl/fort\\_lauderdale/codes/code\\_of\\_ordinances?nodeId=COOR\\_CH14FLMA](https://www.municode.com/library/fl/fort_lauderdale/codes/code_of_ordinances?nodeId=COOR_CH14FLMA)

Please consider the following prior to submittal for Building Permit:

1. On June 30 2015, the 5<sup>th</sup> Edition of the Florida Building Code was adopted. All work described in Section 101.2, of the Broward County Administrative portion of the Florida Building Code, will govern the administration and enforcement of the proposed work. Each building and or structure will require a separate permit. The following websites will assist in the design considerations;
  - b. <http://www.fortlauderdale.gov/departments/sustainable-development/building-services>
  - c. [https://floridabuilding.org/dca/dca\\_fbc\\_default.aspx](https://floridabuilding.org/dca/dca_fbc_default.aspx)
  - d. <http://www.broward.org/codeappeals/pages/default.aspx>



**Case Number: R15040**

**RIGHT OF WAY / EASEMENT DEDICATIONS REQUIRED PER ULDR SECTION 47-25.2.M.5:**

- a. 20' Right-of-Way and/or permanent easement dedication along north side of N.E. 6<sup>th</sup> Street / Sistrunk Boulevard, to complete half of 80' Right-of-Way section (per the most current Broward County Road Jurisdiction & Functional Classification Map); show linework in the plans and on easement exhibit
- b. 25' corner chord Right-of-Way dedication on northeast corner of N.E. 6<sup>th</sup> Street / Sistrunk Boulevard & N.E. 1<sup>st</sup> Avenue intersection per ULDR Section 47-24.5.D.p; show linework in the plans and on easement exhibit
- c. 25' corner chord Right-of-Way dedication on northwest corner of N.E. 6<sup>th</sup> Street / Sistrunk Boulevard & N.E. 2<sup>nd</sup> Avenue intersection per ULDR Section 47-24.5.D.p ; show linework in the plans and on easement exhibit

**CASE COMMENTS:**

**A. Please respond to Comments 1 through 29 prior to Final DRC sign off**

1. Meet the City's Adequacy requirements to services provided to the public (fire service, water, wastewater, stormwater, transportation, etc.), per ULDR Section 47-25.2 of the City's Code of Ordinances. Assess potential demands and impacts on City services and prepare a design for each that utilizes existing water, wastewater, stormwater, and transportation infrastructure to adequately serve this project. If adequate infrastructure is not available, prepare a design that extends/expands the connection to the nearest City system to adequately serve this development.
  - a. Prepare service demand calculations for water & wastewater services and obtain a letter of service availability from the City's Public Works – Engineering Department. Please contact Jorge Holguin at 954-828-5675 or [JHolguin@fortlauderdale.gov](mailto:JHolguin@fortlauderdale.gov).
  - b. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS coordinate with Alia Awwad, P.E. [(954) 828-6078 or [AAwwad@fortlauderdale.gov](mailto:AAwwad@fortlauderdale.gov)] and/or Eric Houston [(954) 828-5216 or [EHouston@fortlauderdale.gov](mailto:EHouston@fortlauderdale.gov)] with the Transportation & Mobility Department to fulfill transport aspect of the Adequacy requirements.
  - c. Coordinate the minimum Finished Floor Elevation and site grading approval with Richard Benton – City Floodplain Manager at (954) 828-6133 or [RBenton@fortlauderdale.gov](mailto:RBenton@fortlauderdale.gov); please note that additional notes may be required on the Site Data table.
2. Obtain approval from the Florida Department of Transportation (FDOT) for the Strategic Intermodal System (SIS) Program. The site plan shall be reviewed and approved by FDOT. Please contact Ms. Tammy Campbell at 954-777-4668 ([tammy.campbell@dot.state.fl.us](mailto:tammy.campbell@dot.state.fl.us)) to inquire whether the SIS approval is required for the proposed development.
3. Provide documentation from the Broward County Planning Council (BCPC) verifying whether the site requires platting/replatting. The documents from BCPC shall be submitted to the City's engineering reviewer. The BCPC may be contacted at (954) 357-6695.
4. A Traffic Impact Study may be required in accordance with ULDR Section 47-25.2.M.4 of the City's Code of Ordinances. For detailed information on methodology and procedures concerning the TIS, please contact Alia Awwad, P.E. at (954) 828-6078 or [AAwwad@fortlauderdale.gov](mailto:AAwwad@fortlauderdale.gov).

5. Show and callout delineations for proposed Right-of-Way (including corner chords) and permanent easement boundaries more prominently on the Site Plan and the Civil drawings.
6. Provide an aisle of 24' wide behind all 90-degree parking spaces in accordance with ULDR Section 47.20.11.A. Also review potential to provide narrower driveways at ingress/egress points to minimize pedestrian/vehicular conflicts, with flare outs internally on-site to meet requirements of Sec. 47-20.11.
7. Continue concrete sidewalk across driveway access to N.E. 1<sup>st</sup> Avenue and N.E. 2<sup>nd</sup> Avenue.
8. Per ULDR Section 47-20.5.C.6, provide and dimension the minimum stacking distance required for driveway ingress to and egress from the on-site garages – a minimum 12' x 22' area for each vehicle to be accommodated for stacking.
9. Shift proposed sidewalk along N.E. 6<sup>th</sup> Street / Sistrunk Boulevard such that the back sidewalk edge is aligned with the boundary of the 20' wide Right-of-Way and/or permanent easement to be dedicated; please be advised that fences, doors, steps, or any other private encroachments are not permissible in this area.
10. Discuss the purpose of the proposed 5' wide easement located on the east side of N.E. 1<sup>st</sup> Avenue and on the west side of N.E. 2<sup>nd</sup> Avenue; if it's a permanent public access easement, then please be advised that fences, doors, steps, or any other private encroachments are not permissible in this area.
11. Shift keypad islands, adjacent to proposed driveway access to N.E. 1<sup>st</sup> Avenue and N.E. 2<sup>nd</sup> Avenue, such that they don't encroach within the public Right-of-Way or with public sidewalk access.
12. Describe material used for proposed 'Garbage Pick-Up' areas located within landscape areas and within the N.E. 1<sup>st</sup> Avenue and N.E. 2<sup>nd</sup> Avenue Right-of-Way.
13. Discuss undergrounding the overhead power lines located within the existing 15' alley reservation (splitting the property), which extend across N.E. 6<sup>th</sup> Street / Sistrunk Boulevard.
14. Dimension typical roadway travel lane widths on the Site Plan for N.E. 1<sup>st</sup> Avenue, N.E. 6<sup>th</sup> Street / Sistrunk Boulevard, and N.E. 2<sup>nd</sup> Avenue.
15. Provide and label typical roadway cross-sections, incorporating on-street parallel parking as appropriate, for the proposed development side of N.E. 1<sup>st</sup> Avenue, N.E. 6<sup>th</sup> Street / Sistrunk Boulevard, and N.E. 2<sup>nd</sup> Avenue.
16. Show and label sight triangles as appropriate (per ULDR Section 47-2.2.Q), for safe and adequate access of drivers and pedestrians, on the Site Plan, Landscape Plans, and Civil Plans as appropriate: intersections of driveways with streets (measured from pavement edges), alleys with alleys (measured from property lines extended), alleys with streets (measured from property lines extended), and streets with streets (measured from property lines extended).
17. Per ULDR Section 47-19.1.E, no accessory use or structure shall be permitted within a sight triangle except as provided in ULDR Section 47-35.
18. Show proposed structural soil on Landscape and Civil typical sections and details as appropriate, as well as drainage pipes required to adequately convey drainage from structural soil areas.
19. Discuss disposition of drainage runoff within 20' width Right-of-Way and/or permanent easement dedication along the north side of N.E. 6<sup>th</sup> Street / Sistrunk Boulevard. Provide stormwater infrastructure to treat runoff within City Right-of-Way, the greater of 1" of rainfall over this site area or 2.5" of rainfall times the percent imperviousness of this site area.



20. Discuss existing wood street light pole on west side of N.E. 2<sup>nd</sup> Street, adjacent to the north boundary of the proposed development, which conflicts with the 5'-wide clear sidewalk path for pedestrian access.
21. Discuss and coordinate with the City's Public Works department the proposed fire and domestic water service layout, especially whether the proposed 8" DIP water main is allowed to be constructed longitudinally beneath the new sidewalk along N.E. 1<sup>st</sup> Avenue and N.E. 2<sup>nd</sup> Avenue. Please be advised that existing water mains located in N.E. 1<sup>st</sup> Avenue and N.E. 2<sup>nd</sup> Avenue may require upsizing in order to accommodate the proposed development.
22. Be advised that any road cuts for utilities or curb cuts within in the City Right-Of-Way shall be restored to full lane width for 50' minimum length, per City Code of Ordinances Section 25-108.
23. Please prepare and submit the following exhibits which clearly define the following (as applicable):
  - a. Construction Phasing Exhibit
  - b. Right-of-Way / Easement Dedication / Vacation Exhibit
  - c. Maintenance Agreement Area Exhibit
  - d. Revocable License Area Exhibit
24. Provide the ADA parking, access/driveway, and sidewalks/ramps in accordance with Chapter 553 of the Florida's Statutes, "Accessibility of Handicapped Persons" and latest edition of "Accessibility Requirements Manual" by Department of Community Affairs Florida Board of Building Codes and Standard and in accordance with American Disability Act (ADA).
25. Submit a signed and sealed survey showing all above ground improvements, utilities, rights of way dimensions and all easements. This survey shall be based on an a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale. Additionally, an affidavit shall be provided by the property owner attesting that there were no additional recordings of easements or encroachments from survey date to the final DRC sign off date.
26. Prepare and submit an erosion and sediment control plan. This plan shall be reviewed for the drainage impacts to adjacent properties, surrounding Right-of-Way, stormwater facilities, and neighboring water bodies.
27. Show utilities on the lighting and landscaping plans for potential conflict.
28. Verify the existing utilities shown on the survey and describe whether the connection and routing of franchised utilities (power, cable, gas, communications, etc.) serving the proposed development will need to be removed and/or relocated.
29. Please discuss the locations/relocation of the underground utilities with the City Public Works Department - Utilities, Rick Johnson at [RJohnson@fortlauderdale.gov](mailto:RJohnson@fortlauderdale.gov) or (954) 828-7809.

**B. Respond to Comments 30 through 45 prior to Engineering Permit Approval**

30. Prepare and submit the following civil engineering drawings, signed and sealed by a Florida registered professional Civil Engineer:
  - a. Paving, Grading, and Drainage Plan, including the sizes and dimensions of all stormwater infrastructure.
  - b. Water and Sewer Plan, including any existing water main, force mains, gravity mains, etc. (show all materials & pipe sizes on the plan). Please be advised that all water main shall be constructed with DIP piping in the City Right-Of-Way.



- c. Provide typical cross-sections and section profiles along all property lines, and show how the existing and proposed grades will tie to one another. Also, show spot elevations along the perimeter (property lines) on the Paving, Grading, and Drainage plan.
  - d. Signing and marking plan, including the radii for all landscaping and pavement areas.
31. Provide an on-site drainage system along with storm runoff calculations (signed and sealed by a Florida registered professional engineer). The calculations shall show how the minimum road crown and finished floor elevations are met, and how the 25-year, 3-day storm event is maintained on site with zero discharge to Right-of-Way and adjacent properties. In addition, please note that the City does not allow connecting the on-site stormwater drainage system with those in the City's Right-of-Way. Fill requirements to be provided by City Floodplain Manager, Richard Benton.
32. Provide support data that this site meets the fire hydrant locations and distribution as per the NFPA Codes and Standards. Clearly show all existing and proposed fire hydrants and 500-foot radius of coverage area. In addition, please note that a fire hydrant shall be installed within 100 feet of the Fire Department Connection.
33. Resolve the minimum standards for the State of Florida Notice of Intent (FAC 62-621.300(4)(b)) per the Florida Department of Environmental Protection (FDEP) criteria. Notice is required for sites of one (1) acre or larger site area with the potential for discharge of sediments to surrounding surface waters or drainage systems which discharge indirectly to those surface waters as classified or otherwise identified in the Florida Administrative Code (FAC). Therefore, the Applicants whose projects disturb one or more acres of soil or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity.
34. Please be advised that all proposed improvements within or adjacent to the City's Right-of-Way are subject to issuance of permit from the City, as well as the execution of an agreement that may authorize the City for removing those improvements for any public purpose in the future. In addition, please note that a Maintenance Declaration shall be executed with the City acknowledging that the Applicant will maintain all improvements in the City Right-Of-Way, including but not limited to lighting, landscaping, special paving and stormwater improvements.

Please note that all easements and maintenance agreements shall be recorded prior to final permit close out and Certificate of Occupancy issuance.

35. Obtain a Transportation Concurrency Satisfaction Certificate from the Broward County Planning and Environmental Regulation Division (BCPERD). Please contact Evangeline Kalus at (954) 357-6632 or [EKalus@broward.org](mailto:EKalus@broward.org) at BCPERD to determine whether the project is subject to the Transportation Concurrency Fees. In addition, please contact Pierre Dogniaux with the Broward County Transit Division at (954) 357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
36. Obtain a general or surface water management license from the Broward County Environmental Protection & Growth Management Division (BCEPGMD). Route certified calculations with Paving & Drainage plans to engineering reviewer.
37. Verify the means for the demolishing the existing structures on the property so that appropriate timely notice and coordination can be executed with the City's Public Works Utilities, and franchise utility companies to control the impacts from the demolition. Please be advised that a permit is required for demolishing work activities.
38. Prepare an appropriate staging plan, which includes phasing and information regarding the site layout of the temporary construction measures. The purpose of this plan is to identify the temporary construction measures that will be used to protect the general public, adjoining properties, and minimize the impact of the



construction on neighboring transportation system, landscaping, Right-of-Way encroachments, and businesses. The items to be addressed by the staging plan shall include but not limited to the following:

- a. Submit a Construction Phasing Plan clearly depicting the phasing of construction if applicable. The plan shall show the following:
  1. Include a narrative for each phase along with roadways utilized for materials delivery
  2. Clearly show boundaries of the site, dimensions and names of all streets and alleys, direction of travel, bike lanes, on-street parking and sidewalks
  3. Show location of Job trailers or construction offices for the staff, general contractor, and subcontractors with Finished Floor Elevations
  4. Show location, type and size of temporary construction fencing, including locations of gates and gate swing radii. If corners of fence correspond with cross streets, propose a fence boundary that will not obstruct sight lines for motor vehicles
  5. Show location and type of construction crane(s), including span radius
  6. Indicate location and number of portable rest rooms, dumpsters, and trash chutes
  7. Show location of the Fire Department Connection during construction and a water supply (hydrant) in accordance with N.F.P.A.1, Chapter 29
  8. Show location of any sidewalk to be closed or protected as required by Chapter 33 of the Florida Building Code
  9. Indicate location and time frame of any street closures (part or all of street) with a detour signage plan meeting MUTCD standards, prepared by a Certified Traffic engineer or technician. Please be advised that the City Commission approval will be required for detours and street and sidewalk closures lasting over 72 hours, and the said approval may take eight (8) weeks or more
  10. Show all existing parking spaces that may be affected by the construction (or construction phasing) and indicate all parking spaces that would be included within proposed construction boundaries for each phase
  11. Show location of parking for inspectors and construction personnel. Include all off site parking-location, period of lease and number of spaces leased. If shuttle will be provided between parking and job site – give shuttle schedule and show route of shuttle
  12. Show loading/unloading areas for material delivery to include entry and exit path of vehicles without backing into street
  13. Show routes that delivery trucks will be instructed to follow when traveling to and from the site. All efforts should be made to avoid residential and/or small, merchant lined streets. This may be shown on a separate drawing, prepared at an appropriate scale in order to illustrate route through the City
  14. Indicate where and how concrete trucks will stage during multiple yardage pours
  15. Provide an Erosion Control Plan and show location and type of silt fencing for dust control along with measures for erosion control against material leaving site from vehicular traffic
  16. Indicate the locations of storm inlets. If physical measures will be taken to protect inlets, illustrate these on the Erosion Control Plan
  17. Show locations of truck wash-off area and procedures, including tires and concrete chutes
  18. Indicate schedule for street sweeping of periphery of construction site
  19. Indicate if dewatering is proposed.
39. Obtain a dewatering permit as required from the Broward County Environmental Protection Dept. (EPD). This permit is required only if the site is within 1/4 mile of a known contamination site. The EPD contact is David Vanlandingham ([dvanlandingham@broward.org](mailto:dvanlandingham@broward.org) or 954/519-1478). He prefers to be notified via email for the quickest response. You can view their standard operation procedures for dewatering at [http://www.broward.org/pprd/cs\\_dewatering.htm](http://www.broward.org/pprd/cs_dewatering.htm).
40. Apply and obtain a South Florida Water Management District (SFWMD) dewatering permit activities if off-site discharge is anticipated. Any planned activity that requires dewatering needs to be reviewed by SFWMD. In many cases, this could involve an email to SFWMD that include a description of the activity. If no permit is required, SFWMD will let you know. The SFWMD contact person is Steve Memberg ([smemberg@sfwmd.gov](mailto:smemberg@sfwmd.gov)).



41. Contact the Broward County Transit to determine whether the project is within the Transportation Concurrency Exception Area (TCEA) and subject to road impact fees. The City's Transportation Element requires developers within the TCEA to meet with and include the Broward County Transit representatives in proposed enhancements or improvements to their systems. Please contact Pierre Dogniaux (B.C. Transit) at 954-357-8304 to determine what (if any) improvements are suggested to ensure mobility needs are adequately met for this proposed site.
42. Pay capital expansion fees for water and wastewater treatment, distribution, and disposal at the rate identified in Ordinance C-05-21. The fee will be calculated based on Equivalent Residential Connections (ERC's). Provide a calculation for existing and proposed ERC's for approval by Urban Design Engineer. Impact fees shall be paid prior to the issuance of the building permit.
43. Please note that any lighting onsite or in the City's Right-of-Way or both, shall be approved and authorized by the City's Engineering and /or Building (Electrical Staff) Department. Any lighting placed in the Right-of-Way shall be powered by an approved lighting circuit from the proposed development or FPL source, and will require an engineering permit. Any new lighting system powered by private source shall require a revocable license agreement with the City along with a "disconnect" that shall be accessible by Facilities Maintenance staff in or near the right of way. Please contact the Facilities Maintenance office, David Smith at (954) 828-6560, for information concerning the lighting within the City's Right-Of-Way.
44. Obtain an engineering permit before installing, removing, or relocating poles (lighting or electrical) within the City's right of way. Permanent or temporary relocations or removals shall be reviewed and approved by the City.
45. Please discuss with City Public Works Department - Utilities, Rick Johnson at (954) 828-7809, concerning the proposed methods of noise, vibration, and odor mitigation.

**Case Number: R15040**

**CASE COMMENTS:**

Please provide a response to the following:

1. Provide condition rating as a percentage number for all existing trees on site.
2. Adjust mitigation calculations to reflect code requirements.
3. Provide tree protection barricade detail for existing trees on site to remain. This barricade must be installed prior to the beginning of proposed work, and a landscape job-check inspection may be scheduled.
4. For specimen trees, provide ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics. This information is required to confirm site inspection results and calculate equivalent value mitigation.
5. Relocated trees will be moved by the applicant following the ANSI A 300 standards and guaranteed by the permit holder for one year for trees of less than six inches in caliper and for two years for trees greater than six inches in caliper. A monetary guarantee of postal money order, certified check or cashier's check may be required to insure compliance with requirements. A tree protection barricade before during and after construction activities may be required to ensure protection of tree or trees. This can be in addition to a monetary guarantee. The amount of guarantee is based on the equivalent value of the tree or trees specifically included.
6. The zoning of this property requires a minimum of 35 percent of the gross lot square footage shall be in landscaping, maintained by an irrigation system. The minimum twenty percent VUA required landscaping may be used toward fulfilling the gross thirty-five percent minimum. Sandy beach on oceanfront parcels of land may be included in the gross minimum, but do not need to be planted or irrigated.
7. Provide street tree species in accordance with RAC district requirements: NE 1 Avenue is Calophyllum; NE 2 Avenue is Pigeon Plum; NW 6 Street has Live Oaks alternating with Foxtail Palms.
8. At time of Final DRC, provide signed and sealed landscape plans by a Florida Registered Landscape Architect.

**GENERAL COMMENTS:**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC:

9. A separate sub-permit application for Tree Removal and Relocation is required at time of master permit submittal.
10. A separate sub-permit application for General Landscaping is required at time of master permit submittal.
11. Provide irrigation plan illustrating an automatic system and rain sensor shut off device. This is to include the rights-of-way areas and the outside of buffer yard wall.
12. Note that tree removal at time of demolition will not be permitted unless the Master Permit for redevelopment has been submitted for review.



**Case Number: R15040**

**CASE COMMENTS:**

Please provide a response to the following:

- 1) The applicant is strongly encouraged to contact neighbors adjacent to, as well as condominium and neighborhood associations located within three hundred feet (300') of the development site, to advise of this proposal (a map and listing of officially-recognized neighborhood associations is provided on the City's website: <http://www.fortlauderdale.gov/neighborhoods/index.htm>). Please provide acknowledgement and/or documentation of any public outreach.
- 2) The site is designated Downtown Regional Activity Center on the City's Future Land Use Map. The proposed use is permitted in this designation. This is not a determination of consistency with the City's Comprehensive Plan Goals, Objectives and Policies.
- 3) As this application requests dwelling units in the Downtown RAC, the proposed project requires a minimum 30-day review period by the City Commission or review and approval by the City Commission. In the case of the latter, a separate submittal is required for City Commission review, and the applicant is responsible for all public notice requirements (Sec. 47-27). Note: The City Clerk's office requires 48 hours' notice prior to a Commission meeting if a computer presentation is planned i.e. *Power Point*, to be provided on CD or flash drive and a copy submitted to the City Clerk, contact the project planner for more information (954-828-5265). Please note units will be allocated to pending projects based on order of project approval.
- 4) Verify that copy of plat is the most current recorded plat, including notes and amendments, for the proposed site. Provide documentation from the Broward County Planning Council verifying that the site does not require platting or replatting. If replatting or platting is not required, contact the Development Review Services Section of the Planning and Environmental Regulation Division of Broward County at (954) 357-6637 to ensure that proposed project is consistent with the latest recorded plat restriction.
- 5) Provide a detailed general narrative (on letterhead, with date and author indicated) describing the project and the proposed use(s) that will occur on site. The narrative shall also include, but not be limited to, descriptions of the following: loading activities (including locations, times, and duration), trash disposal, security/gating, etc.
- 6) Indicate the project's compliance with ULDR section 47-25.2, Adequacy Requirements, by providing a point-by-point narrative response, on letterhead, with date and author indicated.
- 7) Site plan application should be reviewed concurrently with application for alley right-of-way vacation and dedication of access easement in its place. Please coordinate with Engineering Rep.
- 8) Please be aware the proposed development may be required to meet the elevation standards of the American Society of Civil Engineers/Structural Engineering Institute (ASCE/SEI) for Design Flood Elevation (DFE) and in conformance with Section 1612.4, *Design and Construction* of the Florida Building Code. All applicants are encouraged to discuss these requirements in detail with the City's Chief Building Official or his/her designee. Prior to Final DRC sign-off, applicant is required to submit two signed/sealed originals of the "Flood Zone Data" form along with all other submittal requirements.
- 9) Verify requirement for 20' easement along Sistrunk Blvd. with Broward County. Coordinate streetscape design accordingly. Discuss streetscape design in more detail at DRC meeting.
- 10) Confirm roof plan shows location of all mechanical equipment and includes spot elevations of all mechanical equipment to verify proposed screening adequately shields all equipment from view. In

addition, indicate all mechanical equipment within the subject site on the site plan and elevations where applicable.

- 11) Discuss and provide responses and/or make site plan revisions to address the Design Review Team (DRT) comments following the Planning comments.
- 12) Extend values on photometric plans to all property lines. Show values as pursuant to Sec. 47-25.3.A.3.a and 47-20.14. Indicate lighting poles on site plan and landscape plan, and provide dimensions and detail. Garage internal lighting fixtures and glare cannot be visible from neighboring properties.
- 13) It is recommended the following pedestrian and bicycle-related comments be addressed:
  - a. Per Sec. 47-25.2.M.6. (Adequacy requirements / Transportation / Pedestrian facilities): Sidewalks pedestrian crossing and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties.
  - b. Label all proposed pedestrian access/circulation areas: sidewalks, paths, crosswalks etc. (including width) to/from and within the site.
  - c. Site plan design indicates pedestrian/vehicle conflict areas. Accommodate safe pedestrian access, particular to/from public sidewalks, vehicle parking areas and building entrances.
  - d. Provide bicycle parking, for both residents and visitors, in visible, well-lit areas as close as possible to pedestrian entryways/doors. In addition where possible, locate bicycle parking facilities in an area that is sheltered/covered.
  - e. Provide bike storage lockers with air pumps for residents.
  - f. Send email to [kmendrala@fortlauderdale.gov](mailto:kmendrala@fortlauderdale.gov) for information on bicycle parking standards and to obtain a copy of the Assoc. of Pedestrian and Bicycle Professionals [APBP] Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facility Guide.
- 14) Consider employing green building practices throughout the project including, but not limited to charging stations, tankless water heaters, rain collection systems, pervious on-street parking, bio-swales, Florida Friendly™ plant materials, solar panels and green roofs.
- 15) This project is subject to the requirements of Broward County Public School Concurrency. The City will notify the School Board Superintendent or designee of this proposal. Prior to submitting an application for placement on a Planning and Zoning Board or City Commission agenda, a written response from the School Board must be provided to the project planner. In addition, no residential development application shall receive final DRC approval without proof and confirmation from the School District that the residential development is exempt or vested from the requirements of public school concurrency, or a School Capacity Availability Determination (SCAD) letter that confirms that capacity is available, or if capacity is not available, that mitigation requirements have been satisfied.
- 16) The City's Comprehensive Plan and ULDR, in compliance with state concurrency laws, requires developments that may impact mass transit services to be evaluated by the provider of those services. The applicant is advised to meet with Broward County Transit to verify availability of service, or to obtain information on any needed enhancements to assure service. Contact Noemi Hew, Broward County Transit at 954-357-8380, and provide documentation of the result of this consultation.

#### General Comments

The following comments are for informational purposes.

Please consider the following prior to submittal for Final DRC:

- 17) All construction activity must comply with Sec. 24-11, Construction sites. Contact John Madden, Chief Building Inspector, at 828-5255 to obtain his signature on the final DRC plans.
- 18) Please provide total park impact fee amount due. Park impact fees are assessed and collected at time of permit per each new hotel room and dwelling unit type. An impact fee calculator can be found at: [http://ci.ftlaud.fl.us/building\\_services/park\\_impact\\_fee\\_calc.htm](http://ci.ftlaud.fl.us/building_services/park_impact_fee_calc.htm).
- 19) An additional follow-up coordination meeting may be required to review project changes necessitated by the DRC comments. Prior to routing your plans for Final DRC sign-off, please schedule an appointment with the project planner (954-828-5265) to review project revisions and/or to obtain a signature routing stamp.



- 20) Provide a written response to all DRC comments within 180 days.

Please consider the following prior to submittal for Building Permit:

- 21) If a temporary construction/sales trailer is needed for this project, provide the details and location of the trailer on an additional site plan, to avoid additional review in the future. Ensure details and location receive approval from the Building Service Department's DRC Representative.

# CITY OF FORT LAUDERDALE DOWNTOWN MASTER PLAN DESIGN GUIDELINES

Design Review Team (DRT) Comments

**Case Number:** DRT15008

**Zoning District:** RAC-UV

**Project Name:** Sistrunk Townhouses

**Character Area:** Urban Neighborhood

**Project Address:** 103 NE 6<sup>th</sup> Street

**Date of Review:** July 28, 2015

PRINCIPLES OF STREET DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
S1	Maintain fine-grained street grid: discourage vacations.	✓			
S2	Utilize Traffic Calming rather than blocking streets.			✓	
S3	Maximize on-street parking except on major arterials.	✓			
S4	Provide adequate bike lanes in a planned network (next to on street parking: 5ft; next to travel lane: 4ft).				✓
S5	Maximize street trees on all Downtown Streets. <b>Follow Local Street Section of Downtown Master Plan (DMP).</b>		✓		
S6	Encourage location of primary row of street trees between sidewalk and street. <b>Follow Local Street Section of Downtown Master Plan (DMP).</b>		✓		
S7	Maximum spacing for street trees: Palms -22ft.; Shade trees - 30 ft. <b>Follow Local Street Section of Downtown Master Plan (DMP).</b>		✓		
S8	Minimum horizontal clearance (from building face) for trees: Palms - 6ft; Shade trees - 12ft. <b>Provide dimension on Landscape Plan.</b>				✓
S9	Encourage shade trees along streets, palm trees to mark intersections.		✓		
S10	Eliminate County "corner chord" requirement not compatible with urban areas.	✓			
S11	Encourage curb radius reduction to a preferred maximum 15ft; 20ft for major arterials.				✓
S12	Discourage curb cuts on "primary" streets.	✓			
S13	Encourage reduced lane widths on all streets.	✓			
S14	Encourage reduced design speeds on all RAC streets (15 - 40 mph).	✓			
S15	Encourage fixed Rights-of-Way and setbacks for all Downtown streets (to eliminate uncoordinated City setback and County easement requirements). Note: Downtown local streets have varying ROW's and section design may need to be flexible to respond to the specific ROW conditions.				✓
S16	Bury all power lines in the Downtown Area.				✓
PRINCIPLES OF BUILDING DESIGN		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
B1	Framing the street: building "streetwall" should generally meet setback line (within a percentage).	✓			



B2	Framing the street: encourage open space site requirements for use as pedestrian public space instead of unusable, leftover 'green perimeter'.	✓			
B3	Framing the street: minimum and maximum building 'streetwall' heights (see character area guidelines for specifics).	✓			
B4	Framing the street: encourage maximum building 'streetwall' length of 300ft.	✓			
B5	Preferred maximum 'floorplate' area for towers (see character area guidelines for specifics).			✓	
B6	Where towers are located on Primary (>60ft wide) and Secondary (< or = 60ft wide) Streets, the towers are encouraged to orient towards the Primary Street.			✓	
B7	Where towers are located on streets < or = 60ft, increased setbacks from the 'shoulder' are encouraged to reduce the impact on the street.			✓	
B8	Surface parking: discourage frontage and access along 'primary' street.	✓			
B9	Parking garages: encourage access from secondary streets and alleys.	✓			
	Encourage street level activities and minimize visual exposure of parking, with active space on the ground floor of a parking garage.			✓	
	Upper floors of a parking garage should not be visible along primary streets, waterways, and parks. Active spaces on the upper floors are encouraged as a preferred design.			✓	
B10	Encourage main pedestrian entrance to face street.	✓			
B11	Maximize active uses and 'extroverted' ground floors with retail in strategic locations.			✓	
B12	Encourage pedestrian shading devices of various types.			✓	
B13	Encourage balconies and bay windows to animate residential building facades.	✓			
B14	In residential buildings encourage individual entrances to ground floor units (particularly in the Urban Neighborhood Character Area).	✓			
B15	High rises to maximize active lower floor uses and pedestrian-oriented design at ground floor.			✓	
B16	Building Design guidelines do not apply to Civic Buildings and Cultural Facilities.			✓	
B17	Discourage development above right-of-way (air rights).			✓	
B18	Mitigate light pollution.				✓
B19	Mitigate noise pollution.				✓

B20	Vertical open space between towers on adjacent lots: Towers are encouraged to maintain vertical open space along side and rear lot lines: minimum horizontal distance of 30 ft (abutting property owners can coordinate tower placement as long as maintain 60 ft clearance).			√	
B21	Vertical open space between multiple towers on a single development site: no less than 60 ft apart.			√	
B22	Residential: Encourage minimum ground floor elevation of 2 ft above public sidewalk level for individual ground floor entrances to private units.	√			
B23	Avoid drive thrus in the wrong places.			√	
B24	The Fifth Façade: Encourage green roofs as visual amenities that provide a combination of usable, landscaped spaces (recreation & open space benefits) and sustainable roof treatments (environmental benefits).	√			
<b>QUALITY OF ARCHITECTURE</b>		<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
Q1	Skyline Drama: Encourage towers to contribute to the overall skyline composition.			√	
Q2	Expressive Tops: Encourage expressive tops for tall buildings above 37 stories in Near Downtown and Downtown Core.			√	
Q3	Durability and Quality of Materials: Encourage high quality materials for the entire building, with special emphasis on detailing and durability for the first 2 floors.	√			
Q4	Respect for Historic Buildings.			√	
Q5	Parking Podium Façades: Where structured parking must be exposed to the street, exceptionally creative solutions should be explored.			√	
Q6	Response to Natural Environment: Encourage architecture to respond to the unique nature of the south Florida environment (solar orientation, wind direction, rain). Examples: Open breezeway corridors oriented toward prevailing winds; energy efficient glazing; above ground stormwater capture and re-use through bio-swales and rain gardens; solar roof panes/awnings. <i>How is sustainability being addressed?</i>				√
Q7	Creative Façade Composition: Encourage a rich layering of architectural elements throughout the building, with special attention to facades below the shoulder level.	√			
Q8	Original, Self-Confident Design: Encourage a range of architectural styles that each create a strong identity, strive for the highest quality expression of its chosen architectural vocabulary.	√			
<b>STORE FRONTS</b>		<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
SF1	Retail Location Strategy: Encourage ground floor retail in preferred locations.			√	
SF2	Encourage a combination of storefront styles and types in adjacent buildings, or within single buildings, to create variety and visual interest			√	



	at the street level.				
SF3	Encourage durable materials for ground floor retail and cultural uses.			√	
SF4	Encourage 15 ft minimum floor-to-floor height and encourage interior ground floor flush with adjacent public sidewalk.			√	
SF5	Encourage significant glass coverage for transparency and views. Encourage restaurants to provide clear visual and physical connections to outdoor seating.			√	
SF6	Encourage pedestrian shading devices of various types (min 5 ft depth).			√	
SF7	Encourage multi-level storefront displays to disguise unfriendly uses or blank walls.			√	
SF8	Encourage well-designed night lighting solutions.			√	

CHARACTER AREAS		Meets Intent	Doesn't Meet Intent	N/A	More Information Needed
<b>Downtown Core</b>					
1A	Frame the street with appropriate streetwall heights: Shoulder: 3-9 floors, Towers: no max.				
1B	Signature Tower: Special architectural design encouraged for buildings over 37 floors.				
1C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.				
Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings over 15 floors: preferred 12,500GSF floorplate max.					
<b>Near Downtown</b>					
2A	Frame the street with appropriate streetwall heights: Shoulder: 3-7 floors, Non-tower option: 9 floors max with min 15ft stepback on portion over 7 floors. No max floorplate up to 9 floors.				
2B	Encourage maximum building height of 30 floors.				
2C	Encourage slender towers to complement the skyline and provide more light and air to streets and open spaces below.				
Tower guidelines: <i>Non-residential:</i> preferred 32,000GSF floorplate max. <i>Residential:</i> Buildings up to 15 floors: preferred 18,000GSF floorplate max. <i>Residential:</i> Buildings up to 30 floors: preferred 12,500GSF floorplate max.					
<b>Urban Neighborhood</b>					
3A	Frame the street with appropriate streetwall heights: 2 to 6 floors.	✓			
3B	Townhouses are a suitable option, especially on alley blocks.	✓			
3C	Encourage neighborhood-scaled streetscapes. Building Shoulder: 2 to 6 floors	✓			
Tower Guidelines: <i>Non-residential:</i> 8 floors max with a min 12ft stepback on portion over 6 floors: preferred 16,000 GSF floorplate max. <i>Residential:</i> 12 floors max with a min 12ft stepback on portion over 6 floors: preferred 10,000 GSF floorplate max.				✓	



<b>TOD Guidelines</b> ( T1 Refers to Applicability to Regional Activity Center.)		<b>Meets Intent</b>	<b>Doesn't Meet Intent</b>	<b>N/A</b>	<b>More Information Needed</b>
T2	Discourage land uses that are incompatible with transit and walkability. (Refer to Sec. 47-13, Land Development Regulations.)	✓			
T3	Encourage pedestrian connections to transit stops and bike parking.	✓			
T4	Encourage bike connections to transit stops and bike parking.	✓			
T5	Parking consistent with TOD Principles. Encourage structured parking with screening or liner building if parking provided. Surface parking should be configured into smaller lots rather than one large lot. Surface parking discouraged except pick up/drop off within 200 feet of a Gateway Hub transit station. Parking should not face onto plaza or park space of any transit station. Include parking for mopeds, scooters, motorcycles, and other similar vehicles.			✓	
T6	Incorporate Transportation Demand Management (TDM). Encourage carpooling or vanpooling. Encourage car or bike sharing. Offer flexible hours. Provide shared parking.			✓	
T7	Reduce parking to eliminate excess pavement and promote highest and best use of land within the station area. (Refer to Sec. 47-20, Land Development Regulations.)	✓			
T8	Encourage green buildings, green site design and green infrastructure.				✓
T9	Create attractive, active and safe multimodal systems.			✓	
<b>COMMENTS</b>					
1 Provide clarification on 20' buffer at building face. Is it a dedication or easement?					
2 How does the proposed streetscape of Sistrunk Blvd. comply with the Local Street Section of the Downtown Master Plan?					
3					

**Case Number: R15040**

**CASE COMMENTS:**

Please provide a response to the following:

1. Entry doors should be solid, impact resistant or metal. This also applies to the interior garage door.
2. Exterior entry doors should be equipped with a 180 degree peephole or view port for security.
3. Entry doors should be equipped with a quality secondary deadbolt locking system.
4. Exterior garage doors should be impact resistant.
5. Units should be prewired for an alarm system.
6. All glazing should be impact resistant.
7. Sliding glass doors should be equipped with burglary deterrent features such as track blocks, door pins or deadbolts. The door should also provide features to prevent the door from being lifted off track.

**GENERAL COMMENTS:**

The following comments are for informational purposes.

It is highly recommended that the managing company make arrangements for private security during construction. Please submit comments in writing prior to DRC sign off.



**Case Number:** R15040

**CASE COMMENTS:**

Please provide a response to the following:

1. Garbage, Recycling and Bulk Trash shall be provided.
2. Recycling reduces the amount of trash your complex creates and it is the best way to reduce monthly waste disposal costs and improve your company's bottom line. Adequate space should be provided within dumpster enclosure to accommodate wheeled recycling carts.
3. Solid Waste Services shall be provided by a Private Contractor licensed by the City
4. Service Days shall be: No restriction for Commercial collection.
5. Solid Waste charges shall be collected in monthly lease with Sanitation account for property under one name.
6. Solid Waste Collection shall be on private property. Container shall not be placed, stored or block the public street to perform service (large multifamily and commercial parcels).
7. Ensure **site plan** clearly indicates (labeled) locations of all solid waste and recycling containers and/or compactor(s) for all uses as proposed in application. **Identify containers for trash and recycling.**
8. Provide on the site plan a garbage truck turning radii for City review. Drive aisle width and design configuration must allow for safe and efficient maneuverability on-site and off-site. Indicate how truck will circulate to/from/within property.
9. Consult DRC Engineering staff to ensure adequate vehicle height and width clearance, configuration for accessibility to containers, and to confirm circulation standards are met.
10. Containers: must comply with 47-19.4.
11. Draw equipment on plan to show location of the containers inside the trash room. *Clarify whether uses on site will utilize compactor, carts and/or dumpster.*
12. Clearly label on site plan the location of enclosure(s), dumpster(s), recycling area(s), containers, etc. as applicable relating to Solid Waste / Recycling. Indicate on plans where users' accessibility is accommodated for all container areas.
13. **If applicable**, provide letter from chute company indicating make and model of proposed equipment and that it will meet the capacity needs of building.
14. Submit a Solid Waste Management Plan on your letterhead containing name of project, address, DRC case number, number of units if applicable, and indicate whether is Pre or Final DRC.
  - Letter should be created on formal letterhead describing what services are to be provided for solid waste and recycling including:
    - Type and size of containers, frequency of service, service provider if known; and
    - Any additional details such as: container type(s), on-site handling and logistics for waste and disposal, specific dimensions as needed (e.g. compactor side and height clearance for haulers' accessibility).
    - For this proposed site plan, please describe whether the accessibly gate that is garage-type (i.e. roll-up) or swing-type (i.e. open/close) gate.
  - This letter is to be approved and signed off by the Sustainability Division, and should be attached to your drawings. Please email an electronic copy to [gmaldonado@fortlauderdale.gov](mailto:gmaldonado@fortlauderdale.gov). Letter should include an

analysis of the expected amounts of solid waste and recyclables that will be generated (if different from current capacity), and container requirements to meet proposed capacity.

- o Community Inspections will reference this Solid Waste Plan for sanitation compliance issues at this location.

**GENERAL COMMENTS:**

The following comments are for informational purposes. Please consider the following prior to submittal for Final DRC: None



**Case Number: R15040**

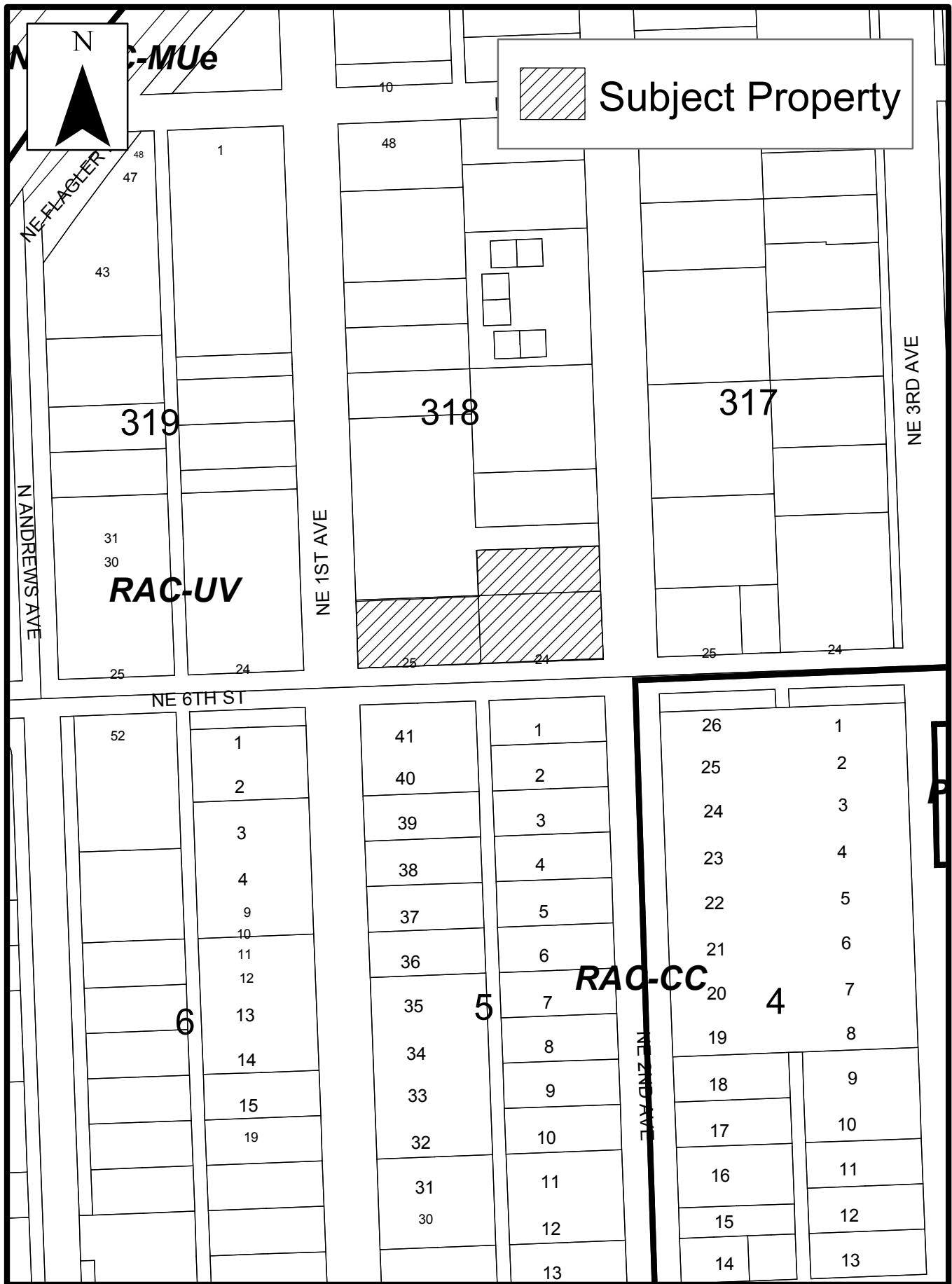
**CASE COMMENTS:**

1. Submit a traffic impact statement and coordinate with the Transportation and Mobility Department regarding a traffic impact study. Take into consideration that the review of this study, once submitted, will take about 4-6 weeks.
2. Ensure adequate stacking can occur at all drive isle gates and show on a site plan.
3. Ensure an adequate backing out distance of 24' minimum is provided for all 90-degree parking spaces.
4. Ensure the proposed site design is within property limits.
5. Bicycle parking is strongly encouraged, covered if possible with a bike pump. Consult the APBP Bicycle Parking Guidelines and Broward County End-of-Trip Bicycle Facilities Guide. Provide the minimum long term and short term bicycle parking based on requirements in the guide and include total counts on the site plan data sheet.
6. Ensure all access points, sidewalks, walkways, and curb cuts are unobstructed and ADA accessible with appropriate slopes and detectible warning devices.
7. Additional comments may be provided upon further review.
8. Signature required.
9. **Wave Streetcar Comments:**
  - a. Please remove all on-street parking along SE 6<sup>th</sup> Street. The current placement is potentially in conflict with the future Wave Streetcar track alignments.
  - b. Please provide a minimum of 15' between the edge of curb and trunks of any street trees on NE 6<sup>th</sup> Street. Current placement is potentially in conflict with the future location of OCS poles in conjunction with the Wave Streetcar project.
  - c. All landscaping along the curb on NE 6<sup>th</sup> Street should be low-lying. Please coordinate with Transportation and Mobility regarding placement and scale of landscaping along NE 6<sup>th</sup> Street.
  - d. Ensure all sidewalks are a minimum of 10' wide. This 10' zone should be clear of any obstructions and fully ADA compliant.
  - e. Provide a civil site plan showing all on-site utilities.
  - f. Please coordinate with Transportation and Mobility regarding future utility relocations in connection with the Wave Streetcar Project.

**GENERAL COMMENTS:**

Please address comments below where applicable.

1. Contact Eric Houston at 954-828-5216 or [ehouston@fortlauderdale.gov](mailto:ehouston@fortlauderdale.gov) to set up an appointment for final plan approval.
2. The City's Transportation & Mobility Department encourages the use of sustainable materials such as permeable pavement and electric car charge stations and installation of multimodal facilities such as bicycle pump stations and bike lockers.



R15040